

2nd June 2026

JOHN MALTBY
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Aldingbourne
Chichester
West Sussex
PO20 3AQ

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: AL/35/26/RES
Site Address: Land rear of Meadow Way Westergate
Description of works: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for the construction of 89 No. residential dwellings, together with open space, landscaping and associated infrastructure, with access taken from Meadow Way (resubmission following AL/137/24/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 2nd June 2026 which has been recorded as an objection with the comments as follows:

OWPC83815

I am alarmed at the number of resubmissions taking place for this development and it seems that each one is worse than the ones preceding! Anyway, I will comment as follows.

1. The local area can barely cope with all of the recent housing developments and many houses are not selling. The roads are so busy and this proposed estate will add even more traffic and especially so when the access and exit is using Meadow Way onto Westergate Street on the A29 on a blind bend. The A29 is invariably at a standstill due to the railway level crossing gates which close far too early in advance of oncoming trains. If one assumes that most of these new properties will have two cars, the extra traffic will be difficult to absorb. Meadow Lane is heavily used for school drop offs and pickups so I do not see how traffic to and from this estate will be able to pass these parked cars.

The local roads can barely cope with the existing traffic. Hook Lane is poorly maintained and there are huge holes at the road edges caused by too much traffic already with vehicles struggling to pass each other. These holes are dangerous and will cause major damage to cars if they slip into them. Even though there appears to be no outlet from this proposed estate directly onto Hook Lane, many of the residents will surely use the lane to access other areas. With 89 houses and most having two cars, this is too much of an additional burden for Hook Lane will create even more damage and potholes.

2. There are insufficient schools and doctor surgeries available. We are locally over populated and our green spaces are being consumed.

3. There is a Public Footpath (Bridlepath) between us and the proposed development. Car parking is limited on the new development; residents may choose to park on our estate and then walk through. The builders must seal the hedge line to ensure these residents don't use the footpath as a cut through and remove the two access points. On a previous plan there were no access points but a dedicated pathway to access the schools and shops etc that way; not using the bridlepath.

4. I attended a combined meeting between the residents, Redrow and the local council at the Aldingbourne Community Centre on 13th January 2026 using a different plan. This plan is dated 17.09.2025, four months prior to this meeting and takes no account of those points raised and noted. Promises were made that residents would not have access to the bridlepath, social housing would be distributed among the estate rather than create a concentration. This plan shows that much of this social housing is placed near the bridlepath which is unfair to the estate upon which I live. Social housing produces more noise and this will affect the quality of lives for those on the opposite side of the bridlepath. Social housing should be on the other side of the estate.

5. Why can't there be bungalows alongside the bridlepath? There is an acute shortage of bungalows in the area. Also, bungalows do not create lack of privacy or lack of light issues because they wouldn't overlook existing properties on our estate.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>